

SECTION 10.0400

CONVERSIONS OF UNITS

General

10.0401 Conversion of Rental Units to Condominiums

Elderly Housing Conversion

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10.0411 Conversion Criteria

General

10.0401 Conversion of Rental Units to Condominiums

- A.** A request to convert buildings containing rental units, as provided under **Section 10.0401** of the Community Development Code, shall be reviewed under the Type II procedure.
- B.** Review of Documents
The Manager shall review all documents required by ORS 94.550 to 94.785, ORS Chapter 100 and ORS Chapter 92, and the City's Community Development Code to determine compliance with all City of Gresham Development Codes and Comprehensive Plan Policies. When establishing compliance with the City of Gresham Plan Policies the following criteria must be met:
- The City's ability to provide adequate housing opportunities for all City of Gresham residents must not be depleted beyond acceptable levels. For the purposes of establishing adequate housing opportunities within the City of Gresham, a Declarant must show that his proposed conversion will not eliminate a specific sector of the Gresham Housing Stock while not narrowing the rental market opportunities beyond a 3.0% vacancy rate within the City. (Seasonal variation must be taken into consideration when establishing vacancy rates).
- C.** Criteria for Denial of Request to Convert to Unit Ownership
The City of Gresham Building Official shall not approve any request for condominium conversion that has not shown compliance with the provisions of ORS 94.550 to 94.785 and ORS Chapter 100 and the Gresham Development Code.
- D.** Final Plat Required
The submittal for unit ownership shall include a final plat meeting the applicable requirements of **Section 6.0400** of this document, and ORS Chapter 92.
- E.** Public Improvements
Public improvements and street right-of-way widths must comply with the standards of **Appendix 5.000**.
- F.** Prior to recording a declaration allowing condominium conversion, the County Recording Officer shall receive a written approval from the Manager establishing compliance of the conversion with all City of Gresham Development Codes.

Elderly Housing Conversion

10.0410 Application

An application for conversion of elderly housing to a non-elderly housing use shall be made under the Type II procedure.

10.0411 Conversion Criteria

- A. Conversion under **Section 10.0410** shall satisfy one of the following criteria:
 - 1. The facility is remodeled so that the number of units in the facility does not exceed the number of units allowed for non-elderly housing in the land use district; or
 - 2. The land use designation of the property has been changed to or already is a designation which would allow the proposed number of units; or
 - 3. The proposed conversion is to a use subject to a Special Use Review and an application is approved pursuant to **Section 8.0100**, of the Community Development Code; or
 - 4. The proposed conversion is to a permitted land use in the land use district and meets the applicable requirements of the Community Development Plan.
- B. Conversion under **Section 10.0410** shall be subject to **Article 7**, Design Review, of the Community Development Code.